

# Accessory Dwelling Unit (ADU) Integrated

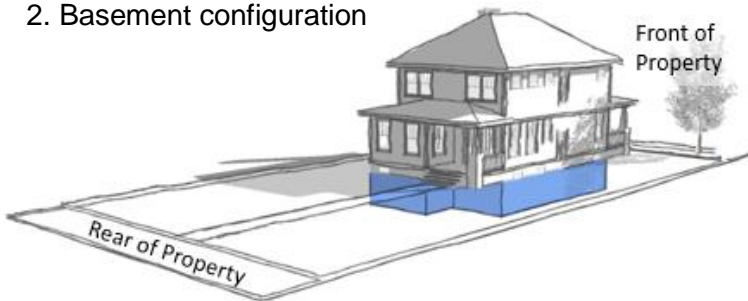
*Attached to the principal unit by a shared wall or a basement or upper floor.  
ADUs are comprised of one or more rooms forming a single habitable area with a full kitchen and bathroom.*

## Potential Configurations:

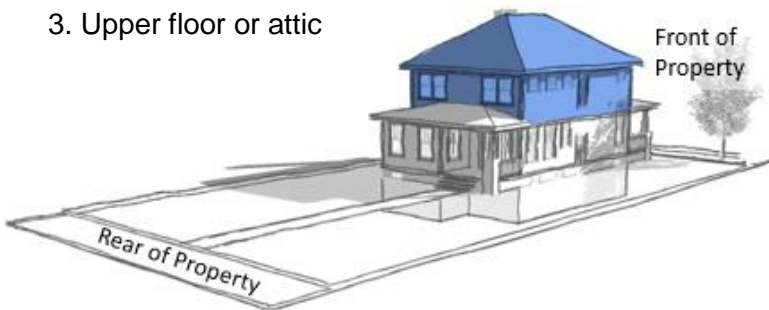
### 1. Attached to the principal structure



### 2. Basement configuration



### 3. Upper floor or attic



*Other configurations may be considered, but cannot be detached from the principal structure*

- **Zone Districts Allowed:** (Requires approval of a Conditional Use through City Planning Commission) R, R-1 9000, R-1 6000
- 1 family (or up to 5 unrelated people) may occupy each unit (the principal unit and the ADU) for a total of **2 families** living on the property
- **Utilities:** May be connected to the same system
- **Owner Occupancy:** Required. Property owner may live in either the principal unit or ADU
- **Minimum Lot Size (sqft):**

R	R-1 9000	R-1 6000
20,000	9,000	6,000

- **Parking:** 2 off street spaces (1 per unit). May be located in a garage or driveway

- **Maximum Height (ft):**

R	R-1 9000	R-1 6000
30'	30'	30'

- **Unit Size (sqft):** Up to 50% of the of the gross floor area of the principle structure
- **Setbacks:** Same as principal structure in the zone district
- **Connection:** Not required.
- **Architecture:** Must be compatible with the existing structure. One-hour fire-rated assemblies between units will be required. Retrofitting of existing home may be necessary.
- **Access:** Exterior access is not required, but must be located to the side or rear if provided. If provided, a 36-inch wide clear access path is necessary from the front property line. Exterior access to an upper floor unit must be from a deck.
- **Documents Required:**
  - Covenant: Requiring property owner occupancy for at least 185-days a year
  - Covenant: Prohibiting subdivision and separate sale of ADU

*Have questions? Please contact:*

**Planning & Community Development**  
[www.coloradosprings.gov/planning](http://www.coloradosprings.gov/planning)  
719-385-5982 / 719-385-5905

*For additional info, please visit:*

**[www.coloradosprings.gov/adu](http://www.coloradosprings.gov/adu)**